



MINUTES

Of A

REGULAR COUNCIL MEETING

January 8, 2015

The City Council of the City of Longview, Texas, met in a Regular Session, January 8, 2015, at 5:30 P.M. in the Council Chambers of the Jo Ann Metcalf Municipal Building. Mayor Jay Dean presided.

Members present were:

Members absent were:

Jay Dean
John Sims
Gary Smith
Kasha Williams
Kristen Ishihara
Richard Manley
Sidney Allen

Staff members present were:

David Willard, City Manager
Keith Bonds, Assistant City Manager
Shawn Hara, Assistant to the City Manager
Shelly Ballenger, City Secretary
Jim Finley, City Attorney
Michael Shirley, Director of Development Services
Rolin McPhee, Director of Public Works
Laura Hill, Director of Community Services
Angela Coen, Director of Financial Services
Mary Ann Miller, Director of Administration
J.P. Steelman, Fire Chief
Don Dingler, Police Chief

I. Call to Order – Mayor Jay Dean called the meeting to order.

II. Invocation – Pastor Jerry Stanmore of Longview Full Gospel Holy Temple gave the invocation.

III. Pledge of Allegiance – Pastor Jerry Stanmore of Longview Full Gospel Holy Temple led the pledge of allegiance.

IV. Citizen Comment

Tom Mittler, 402 Dellbrook, Longview: I appreciate the City's recognition of January as Poverty Awareness Month. I commend the City staff and the Partners in Prevention Program. Most Longview residents would be surprised at the number of families that live in poverty. The statistics about poverty are accurate. Many are working families, most are single parents who have been abandoned by the children's father, and many are physically and mentally disabled. Many are trying to survive on less than \$700.00 a month. Affordable, decent housing is one of the biggest challenges faced by these families.

Thank you for this time for the work and support to relieve poverty in our community.

Mayor Dean: This is obviously something that we should always be focused on. We should always be trying to explore ways to reach out to the least of ours.

V. Presentation Items

A. Presentation of the Longview Bridges Out of Poverty initiative –

Holly Fuller, Partners in Prevention Manager: We have produced a calendar that is out in the community. It is Poverty Awareness month but we want people to be more than just aware. We want people to move into action. A family of three earning minimum wage earns \$4,000.00 under the poverty level. The poverty level right now for a family

of four is a little more than \$23,000.00 a year. Longview Bridges Out of Poverty began in 2009 when we started our first getting ahead class. In April of 2013 we started our steering committee. You can view the calendar at pip.longviewtexas.gov

John Feezell, Vice-Chair of Longview Bridges Out of Poverty Steering Committee: It is estimated that more than twenty-seven percent of Gregg County children live in poverty. In some of the Longview elementary schools up to ninety-five percent of the student population are economically disadvantaged. It is important to address the issues of poverty by working alongside individuals to provide resources, encouragement and support as they persevere along the path out of poverty. Individuals who have knowledge or support are more likely to break free from the strong hold of poverty and pass what they learn to the next generation.

B. Presentation of the Partners in Prevention Mentoring Program –

Lyndell McAllister, Partners in Prevention, and Mentoring Advisory Council Member: This is national mentoring month. It is a month really dedicated to focusing on the children and youth of Longview. Thriving kids translates into thriving community. Thriving is really the focus of mentoring. We know that twenty-seven percent of children living in Longview live in poverty. We also know that nationally that only one quarter of the eighty million kids when they become high school students are on the pathway of human thriving. The other three quarters have fallen off that path.

One of the key accents of human development is this: “youth are not vessels to be filled but fires to be lit.” “The best of development is from the inside out, not the outside in.” Fanning that inner spark that is what mentoring is about. We provide mentors for over one hundred and fifty-five students with the greatest need in the Longview area. Nothing has more impact in the life of a child than positive relationships.

A 2013 national study shows that young people with mentors are more likely to report higher educational aspirations and graduation from college or technical school. Young people with mentors are more likely to participate regularly in sports or other extracurricular activities and in positive activities in general. Young people with mentors are more likely to volunteer in their community.

In the Longview area, eighty-four percent report that because of mentoring, my attitude towards school is better. Eighty-three percent report that grades and test scores are better. There is a critical need for men to mentor boys in our community.

C. Presentation of a Proclamation commemorating Poverty Awareness Month –

Mayor Jay Dean presented a proclamation to Holly Fuller commemorating January as Poverty Awareness month.

WHEREAS, over 4 million residents in the state of Texas, and 20.3% of Longview families and 22,345 children in Gregg County live in a state of poverty; and

WHEREAS, local agencies and organizations are striving to eliminate poverty through awareness, education and collaborative efforts in the community, and by participating in the Longview Bridges Out of Poverty initiative; and

WHEREAS, Longview Bridges Out of Poverty strives to move individuals from poverty to self-sufficiency through the Getting Ahead class, provide training and poverty simulations to the community, and bring all sectors of the community together to improve outcomes; and

WHEREAS, ninety percent of recent Getting Ahead class graduates are working at least one job and/or attending college and striving for self-sufficiency; and

NOW THEREFORE BE IT RESOLVED THAT the City of Longview supports the initiative to educate its citizens with regard to poverty in the City of Longview and the surrounding area; and

BE IT FURTHER RESOLVED THAT the City of Longview commits to the creation and maintenance of a healthy community that will support a positive quality of life for all citizens of Longview; and;

NOW, THEREFORE, I, Jay Dean, by the authority vested in me as Mayor of the City of Longview, Texas do hereby proclaim January as Poverty in America Awareness Month in Longview.

D. Presentation of a Proclamation commemorating Mentoring Awareness Month –

Mayor Jay Dean presented a proclamation to Lyndell McAllister commemorating January as Mentoring Awareness Month.

WHEREAS, January is National Mentoring Month, a time to celebrate the positive impact of quality programs, and volunteer mentors who invest in young people's lives making a positive difference; and

WHEREAS, quality mentoring encourages positive choices, promotes self-esteem, supports academic achievement and introduces young people to new ideas; and

WHEREAS, mentoring is a proven cost-effective investment: for every \$1 invested in mentoring, there is a \$3 return to society; and

WHEREAS, quality mentoring program, like the City of Longview's Partners in Prevention Mentoring Program, play a powerful role in preventing substance abuse, incarceration and youth violence, as well as boosting academic achievement and workforce readiness through volunteers serving as mentors in Forever Friends and Co-Pilots; and

WHEREAS, 155 mentors serve children in the Longview area by being positive role models, spending time with them, helping young people set career goals, and helping them navigate the path to adulthood more successfully,

WHEREAS, all of the above listed benefits serve to link youth to economic opportunity while also strengthening the fiber of our community,

WHEREAS, despite these benefits, one in three youth will reach age 19 without a mentor, constituting a "mentoring gap" that demonstrates a need for collaboration and resources,

WHEREAS, the City of Longview would like to thank the mentors, and those serving on the Mentoring Advisory Council, that have given of their time and energy to make a difference in the life of a child; and

NOW, THEREFORE, I, Jay Dean, by the authority vested in me as Mayor of the City of Longview, Texas do hereby proclaim January as National Mentoring Month in Longview.

E. Presentation to Council of the Hotel Conference Center Feasibility Study –

David Parker, DP Consulting: DP Consulting was opened in 2001 and is based in Houston, Texas. They have completed over 150 projects including: feasibility studies, economic impact studies and development consulting.

Performance Summary of the Limited-Service Hotel:

	Select Service	Limited Service
	2018	2018
Units	150	120
Employees	90	50
Occupancy	71%	74%
Average Daily Rate	\$ 135.00	\$ 120.50
Rooms Revenue	\$5,247,000	\$3,905,000
Net Operating Income	\$1,641,000	\$1,248,000

Conference Center (both Select Service and Limited Service)

Gross Meeting Space	18,000
Net Meeting Space	9,000
Ballroom	6,000 with 3 Divisions
Break Out Rooms	3,000
Ballroom Seating Capacity	300 with 10 top rounds and dance floor or platform

Feasibility Analysis

	Select Service	Limited Service
Cost Assumptions		
Guestrooms	150	120
Acres	4 – 6	6 - 10
Land Costs	\$2,000,000	\$2,000,000
\$ Per Room	\$ 125,000	\$ 95,000
Conference Center	\$4,500,000	\$4,500,000
Total Project Budget	\$25,250,000	\$17,900,000

Debt Assumptions:	Select Service	Limited Service
Loan (70% of Cost)	\$17,700,00	\$12,500,000
Equity Requirement	\$7,550,00	\$5,400,000

Operating Year 2020	Select Service	Limited Service
Equity Investment	\$7,550,000	\$5,400,000
Net Operating Income	\$1,714,000	\$1,327,000
Debt Service	(\$1,304,000)	(\$ 921,000)
Potential Distribution	\$ 410,000	\$ 406,000
Cash on Cash Return	-7.7%	7.0%
Sales Value in 2020	\$20,200,000	\$15,600,000
Proceeds to Equity	\$ 3,540,000	\$ 3,840,000
Internal Rate of Return	-7.7%	-0.6%

Recommendations and Next Step

If I-20, then Limited Service with 120 rooms.

- Gives anchor to other limited-service / economy hotels

- Gives identity to the First Impression

If Downtown, then Select Service with 150 rooms.

- Adds to the Core of the City

Why not Select-Service on I-20?

- Won't appeal as much to Walk-In traffic

Get comfortable with amount of City Incentive

Pick a location, Central vs. South.

Negotiate and buy land, various sites to consider.

Demolish and Master Plan the Site.

Conduct RFP to select the developer

Council Member Williams: That two million dollar figure for incentives for the land, is that just a general idea of what we are saying we could potentially bring to the table to sweeten the deal?

David Parker: I think so. A lot of cities do this. They have a spot where they want the Conference Center/Hotel to go. Where is nearby things that they might want to grow. It works out to 5 acres at \$10 a foot or something like that. It is about what retail land costs. The site is going to have to be visible and located near other successful things.

Council Member Williams: Two million is pretty limiting but I guess it comes back to Council?

David Parker: It comes back to Council. I think you would also entertain the use of a local broker to help interface directly with land owners.

Council Member Manley: What have you seen other cities do? What other options do we have besides just writing a check for two million?

David Parker: You would control your site. Get it cleaned up now and have a budget for that. Another way to do it without having to getting additional funds is to buy enough land that could have additional private uses on it. All you are getting is the land and then let the private sector come alongside and say yes a Hotel and Conference Center works. Let's accentuate that with a Starbucks, Chilis or TGI Fridays or some other restaurant that may compliment everything.

Council Member Manley: Kind of like a mixed use approach?

David Parker: Very much a mixed use approach.

Council Member Manley: In the mixed use approach have you seen in the past where different public entities have been involved. Like maybe a county, and a city and an economic development in addition to private.

David Parker: It does happen. Usually it depends on the location. They will ask for a long term abatement based on job creation. The city of Houston was able to go to the state and get rebates in the state portion of the Hotel Occupancy Tax. There are other grants that can be applied for.

Council Member Smith: The twenty-three percent return from I am assuming a developer. What is that twenty-three percent return based on? Is that based on the sales value of that after five years?

David Parker: It is a combination of things. It is based on the net amount of private sector dollars that go in.

David Willard, City Manager: We used a two million dollar estimate based on the recent LEDCO purchase of the I-20 and Estes property. That is 6.4 acres with a total cost including demolition was about 1.8 million. We used that as an estimate. That is how we arrived at the two million.

Mayor Dean: Where do we move from here?

Council Member Ishihara: Is it possible to do research on what actual land acquisition would cost for either option. Explore both so that we would have a better idea what that number is. I think both projects would be good for the city and I would be interested in learning more about both.

David Willard: I think that would be our next step. We can look for land under both scenarios. Whatever you want us to do.

Mayor Dean: The I-20 corridor is such a huge focus. My personal preference would be to pursue the limited service. It is such an important artery for the city.

Council Member Manley: I would like to echo I support that.

Council Member Williams: I support the I-20 Corridor. It is important that we do what we said we were going to do. This could be such a positive step. This is something that our community has been discussing for many years. I think that it is time for us to proceed.

Mayor Dean: Why don't the staff and Mr. Willard discuss this and come back to Council.

VI. Consent Agenda

- A. Consider a Resolution authorizing and directing the City Manager or the City Manager's designee to execute any necessary documents for the application, receipt and expenditure of grant funds in the amount of \$2,500.00 from Koch Companies Public Sector, LLC for training equipment for emergency medical response personnel –**

J.P. Steelman, Fire Chief requested the Council consider a Resolution approving and authorizing the Fire Department to execute the required document to receive the donation of \$2500 from Koch Companies Public Sector, LLC. This grant funding will be specifically utilized toward training equipment for emergency medical response personnel. This money will come at no cost to the City and with no matching funds required.

The following Resolution was approved:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONGVIEW, TEXAS, AUTHORIZING THE CITY OF LONGVIEW TO APPLY, RECEIVE AND EXPEND GRANT FUNDING FROM KOCH COMPANIES PUBLIC SECTOR, LLC IN THE AMOUNT OF \$2,500.00; FINDING THAT NO FUNDS WILL BE REQUIRED TO RECEIVE AND EXPEND SAID FUNDS; FINDING THAT THE ITEMS PURCHASED WITH THESE FUNDS WILL NOT ADD ADDITIONAL ANNUAL COSTS TO EMERGENCY RESPONSE OR MANAGEMENT PROGRAMS; FINDING THAT THE MEETING AT WHICH THE RESOLUTION WAS APPROVED COMPLIED WITH THE OPEN MEETINGS ACT; MAKING OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND DECLARING AN EFFECTIVE DATE.

Such Resolution No. 4868 appears in the Resolution and Ordinance records of the City of Longview.

- B. Consider a Resolution authorizing and directing the City Manager or the City Manager's designee to execute any necessary documents for the application, receipt and expenditure of grant funding from the Piney Woods Regional Advisory Council (RAC-G) in the amount of \$48,435.66 for an emergency response water purification unit –**

J.P. Steelman, Fire Chief requested the Council consider a Resolution approving and authorizing the Fire Department to execute the required documents to receive the donation of \$48,435.66 from the Piney Woods Regional Advisory Council (RAC-G). This grant funding will be specifically utilized toward the purchase of an Emergency Response Water Purification Unit. This money will come at no cost to the City and with no matching funds required.

The following Resolution was approved:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONGVIEW, TEXAS, AUTHORIZING THE CITY OF LONGVIEW TO APPLY, RECEIVE AND EXPEND GRANT FUNDING FROM THE FROM THE PINEY WOODS REGIONAL ADVISORY COUNCIL (RAC-G) IN THE AMOUNT OF \$48,435.66; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE ALL NECESSARY DOCUMENTS INCIDENT TO APPLYING FOR, SECURING AND EXPENDING SAID GRANT FUNDS; FINDING THAT NO FUNDS WILL BE REQUIRED TO RECEIVE AND EXPEND SAID FUNDS; FINDING THAT THE MEETING AT WHICH THE RESOLUTION WAS APPROVED COMPLIED WITH THE OPEN MEETINGS ACT; MAKING OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND DECLARING AN EFFECTIVE DATE.

Such Resolution No. 4869 appears in the Resolution and Ordinance records of the City of Longview.

- C. Consider a Resolution accepting the proposal of RouteMatch Software, Inc., of Atlanta, Georgia, for an ADA announcement system and authorizing the negotiation and execution of any documents**

incident to said acceptance and the purchase of said announcement system for an amount not to exceed \$75,000.00 –

Scott Lewis, Longview Transit Manager requested the Council approve an item would allow for the purchase of an ADA Announcement System to be placed on all 8 Longview Transit buses. The system will make automated announcements to bus passengers concerning bus routes and stops. This purchase is being funded by a federal grant that will be administered through Texas Department of Transportation to enhance the mobility of seniors and individuals with disabilities.

The City sent a Request for Proposals (RFP) for ADA Announcement Systems to potential vendors. The RFP was advertised in the Longview News Journal as required by State Law. The City received 2 proposals. The vendors that responded are RouteMatch Software, Inc. of Atlanta, GA and NextBus, Inc. of Emeryville, CA.

A review committee was comprised of the Longview Transit General Manager, Longview Transit Director of Maintenance, and Longview Transit Director of Operations.

The following criteria was used in determining the recommended proposal:

- 40% Design/Quality
- 20% Firm and Experience with similar projects, financial standing, references
- 20% Price proposed, Competitiveness of cost proposal, completeness and detail of proposal and warranties.
- 10% Proposed delivery schedule
- 10% Ability to build on proposed product for future technology expansion

Based on a review of the listed criteria it is recommended that the contract for the ADA Announcement System be awarded to RouteMatch Software, Inc. of Atlanta, Georgia.

The following Resolution was approved:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONGVIEW, TEXAS, ACCEPTING THE PROPOSAL OF ROUTEMATCH SOFTWARE, INC., OF ATLANTA, GEORGIA, FOR AN ADA ANNOUNCEMENT SYSTEM; AUTHORIZING THE NEGOTIATION AND EXECUTION OF ANY DOCUMENTS INCIDENT TO SAID ACCEPTANCE AND THE PURCHASE OF SAID ANNOUNCEMENT SYSTEM FOR AN AMOUNT NOT TO EXCEED \$75,000.00; DETERMINING THAT THE CITY COMPLIED WITH ALL APPLICABLE COMPETITIVE PURCHASING REQUIREMENTS IN SOLICITING AND ACCEPTING SAID PROPOSAL; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION WAS PASSED

**COMPLIED WITH THE TEXAS OPEN MEETINGS ACT;
MAKING OTHER FINDINGS AND PROVISIONS RELATED
TO THE SUBJECT; AND DECLARING AN EFFECTIVE
DATE.**

Such Resolution No. 4870 appears in the Resolution and Ordinance records of the City of Longview.

D. Consider a Resolution accepting the 2013 CDBG Water Improvements Project at Lane Wells and Niblick and authorizing final payment in the amount of \$50,450.60 to David Lawler Construction of Shreveport, Louisiana –

Rolin McPhee, P.E., Director of Public Works requested the Council consider a Resolution accepting the 2013 CDBG Water Improvements and authorizing final payment in the amount of \$50,450.60 to David Lawler Construction, Inc., of Shreveport, Louisiana. Approval of final payment will begin the contractor's one-year warranty period.

The City Council awarded a contract to David Lawler Construction on May 8, 2014 in the amount of \$386,264.00. The final construction cost is \$386,264.00.

The scope of work includes the construction of 5,600 linear feet of 8" water main and related work at Lane Wells and Niblick Streets and miscellaneous work as necessary to complete the installations.

The project has been completed in accordance with the contract. The consultant, Hayes Engineering recommends acceptance of the project and approval of the final payment. Staff concurs with the recommendation.

The following Resolution was approved:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF LONGVIEW, TEXAS, ACCEPTING THE PROJECT
KNOWN AS "2013 CDBG WATER IMPROVEMENTS AT
LANE WELLS AND NIBLICK"; AUTHORIZING AND
APPROVING FINAL PAYMENT TO DAVID LAWLER
CONSTRUCTION, INC., OF SHREVEPORT, LOUISIANA,
FOR CONSTRUCTION OF SAID PROJECT; FINDING AND
DETERMINING THAT THE MEETING AT WHICH THIS**

**RESOLUTION WAS PASSED WAS IN ACCORDANCE
WITH THE REQUIREMENTS OF THE TEXAS OPEN
MEETINGS ACT; MAKING OTHER FINDINGS AND
PROVISIONS RELATED TO THE SUBJECT; AND
DECLARING AN EFFECTIVE DATE.**

Such Resolution No. 4871 appears in the Resolution and Ordinance records of the City of Longview.

- E. Consider a Resolution awarding a contract to and authorizing and directing the City Manager or the City Manager's designee to execute any necessary documents with ASB Utility Construction, LLC., of Shreveport, Louisiana, in the amount of \$235,000.00 for the 30 Inch Sewer Repair at Eastman Lake Creek Project –**

Rolin McPhee, P.E., Director of Public Works requested the Council Consider a Resolution awarding a contract in the amount of \$235,000.00 and authorizing the City Manager or his designee to execute any necessary documents with ASB Utility Construction, LLC, of Shreveport, LA, for the construction of the referenced project. The following proposals were opened on December 16, 2014:

Bidder	Amount
ASB Utility Construction, LLC Shreveport, LA	\$235,000.00
Excel Utility Construction Longview, TX	\$249,130.00
Belt Construction Texarkana, TX	\$253,513.20
RBIS, LLC Texarkana, TX	\$345,714.50
McKinney and Moore Jacksonville, TX	\$389,395.00
Atkins Brothers Equipment, Inc. Midlothian, TX	\$682,120.00

The scope of work includes the improvements and construction of 260 feet of 30-inch sanitary sewer interceptor along Eastman Lake Creek where it crosses Pinecrest Country Club. This project is urgent due to a deteriorated line.

KSA Engineers has examined the bids and the qualifications of the low bidder, and recommends that the City award the contract to ASB Utility Construction, in the amount of \$235,000.00. Staff concurs with their recommendation.

The following Resolution was approved:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONGVIEW, TEXAS, ACCEPTING THE BID OF ASB UTILITY CONSTRUCTION, LLC, OF SHREVEPORT, LOUISIANA, FOR CONSTRUCTION OF THE PROJECT ENTITLED "30 INCH SEWER LINE REPAIR AT EASTMAN LAKE CREEK"; AUTHORIZING AND DIRECTING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE ANY DOCUMENTS NECESSARY BETWEEN THE CITY OF LONGVIEW AND ASB UTILITY CONSTRUCTION, LLC, FOR THE ABOVE REFERENCED PROJECT; DETERMINING THAT THE CITY COMPLIED WITH ALL APPLICABLE BIDDING REQUIREMENTS IN ACCEPTING SAID BID; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION WAS PASSED WAS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; MAKING OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND DECLARING AN EFFECTIVE DATE.

Such Resolution No. 4872 appears in the Resolution and Ordinance records of the City of Longview.

- F. Consider a Resolution awarding a contract to and authorizing and directing the City Manager or the City Manager's designee to execute any necessary documents with Network Communications of Longview, Texas, in an amount not to exceed \$118,260.00 for internet service –**

Justin Cure, Information Services Manager requested the Council consider a Resolution for the award of a three year contract to Network Communications for dedicated internet services for the amount of \$118,260.

2014-2015 - \$26,280
2015-2016 - \$39,420

2016-2017 - \$39,420
2017-2018 - \$13,140

In order to provide failover internet service in case of a physical break in the fiber optic cable, a campus fiber optic ring exists between 300 W. Cotton St. (City Hall), 302 W. Cotton St. (Police and Courts), and 222 W. Cotton St. (Longview Public Library). This physical infrastructure was installed in 2011 and makes Network Communications a sole source provider for dedicated internet service.

Each location will receive 40 Mbps bandwidth access upstream and downstream.

The following Resolution was approved:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONGVIEW, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO NEGOTIATE AND EXECUTE ANY CONTRACTS OR OTHER DOCUMENTS BY AND BETWEEN THE CITY OF LONGVIEW, TEXAS, AND NETWORK COMMUNICATIONS OF LONGVIEW, TEXAS, FOR DEDICATED INTERNET SERVICE; IMPOSING CERTAIN CONDITIONS ON SAID AUTHORIZATION; FINDING THAT THE PURCHASE AUTHORIZED HEREIN IS EXEMPT FROM ANY COMPETITIVE PURCHASING REQUIREMENTS; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION WAS APPROVED COMPLIED WITH THE TEXAS OPEN MEETINGS ACT; MAKING OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND DECLARING AN EFFECTIVE DATE.

Such Resolution No. 4873 appears in the Resolution and Ordinance records of the City of Longview.

G. Consider approval of the following minutes: December 11, 2014 –

Shelly Ballenger, City Secretary requested the Council approve the December 11, 2014 minutes.

MOTION: Council Member Manley made a motion to approve the consent agenda.

SECOND: Council Member Williams seconded the motion.

VOTE: The motion carried unanimously (7, 0).

VII. Zoning – Public Hearing Item

A PUBLIC HEARING will be held to consider application #Z14-14 filed by John McGee requesting a rezone from Single Family (SF-4) to Heavy Commercial (C-2) for approximately 0.527 acres of Abstract 4 in the I. C. Skillern Survey Tract 62, Section 4 located at 1503 W. Marshall Avenue – THIS ITEM REQUIRES A PUBLIC HEARING.

Angela Choy, Interim City Planner: A PUBLIC HEARING will be held to consider application #Z14-14 filed by John McGee requesting a rezone from Single Family (SF-4) to Heavy Commercial (C-2) for approximately 0.527 acres of Abstract 4 I C Skillern Survey Tract 62, Section 4 located at 1503 W. Marshall Avenue.

The applicant is requesting a rezone from Single Family (SF-4) to Heavy Commercial (C-2). Currently, the subject property is zoned Single Family (SF-4) in the rear and Heavy Commercial (C-2) in the front portion. The applicant owns Family Auto Sales located across the street and wants to expand his business. Currently, there are numerous vehicles stored on the property. In order for the business to utilize the rear of the property, a rezone is required.

Marshall Avenue is a principal arterial which is appropriate for this type of use. Staff finds the proposed zoning change is consistent with the future land use and the surrounding uses.

Planning and Zoning Commission (9-0) and Staff recommend **approval** of this request.

The public hearing was opened.

No one was present to speak on this matter.

The public hearing was closed.

MOTION: Council Member Williams made a motion the following Ordinance be approved:

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF LONGVIEW, TEXAS, ORDINANCE NO. 96, AS AMENDED, WHICH SAID ORDINANCE ADOPTS THE ZONING REGULATIONS, USE DISTRICTS, AND A ZONING MAP IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY CHANGING THE ZONING AND CLASSIFICATION OF THE FOLLOWING DESCRIBED PROPERTY, TO-WIT: THAT APPROXIMATELY 0.527 ACRES OF ABSTRACT 4 I. C. SKILLERN SURVEY TRACT 62, SECTION 4 LOCATED AT 1503 W. MARSHALL AVENUE BE REZONED FROM SINGLE FAMILY (SF-4) TO HEAVY COMMERCIAL (C-2); FINDING THAT THE PLANNING AND ZONING COMMISSION MEETING AND THE CITY COUNCIL MEETING AT WHICH THIS ORDINANCE PASSED COMPLIED WITH THE OPEN MEETINGS ACT; PROVIDING THAT VIOLATIONS OF THIS ORDINANCE SHALL BE SUBJECT TO THE SAME PENALTIES AND ENFORCEMENT AS VIOLATIONS OF THE ZONING ORDINANCE OF THE CITY OF LONGVIEW, INCLUDING WITHOUT LIMITATION A FINE OF UP TO \$2,000.00 PER VIOLATION; REPEALING OTHER PROVISIONS IN CONFLICT HERewith; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SEVERABILITY OF THE PROVISIONS HEREOF; MAKING OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND ESTABLISHING AN EFFECTIVE DATE.

SECOND: Council Member Manley seconded the motion.

VOTE: The motion carried unanimously (7, 0).

Such Ordinance is No. 3960 and appears in the Resolution and Ordinance records of the City of Longview.

VIII. Action Item

Consider an Ordinance authorizing the issuance and sale of City of Longview, Texas, Waterworks and Sewer System Revenue Refunding Bonds, Series 2015 and approving all matters incident thereto –

John Martin, Southwest Securities: Southwest Securities, the City's Financial Advisor, has proposed refinancing the 2015 through 2016 maturities of the Series 2004A Waterworks & Sewer System Revenue Refunding Bonds, the 2015 through 2029 maturities of the Series 2005 Waterworks & Sewer System Revenue Bonds, and the 2015 through 2017 maturities of the Series 2010A Waterworks & Sewer System Revenue Bonds.

Standard and Poor's have awarded you an upgrade from an AA- to a AA. That helps because that makes you an even better sell. That is a really big deal and you should be commended for that.

Mayor Dean: I want to congratulate the staff, Angela Coen and Mr. Willard in managing this.

Move to adopt an Ordinance authorizing the issuance and sale of the City of Longview, Texas Waterworks and Sewer System Revenue Refunding Bonds, Series 2015 and approving all matters incident thereto.

MOTION: Council Member Manley made a motion the following Ordinance be approved:

ORDINANCE AUTHORIZING THE ISSUANCE AND SALE OF CITY OF LONGVIEW, TEXAS, WATERWORKS AND SEWER SYSTEM REVENUE REFUNDING BONDS, SERIES 2015; PROVIDING A PLEDGE OF REVENUES FOR THE PAYMENT OF SAID BONDS; PROVIDING AN EFFECTIVE DATE; AND ENACTING OTHER PROVISIONS RELATING TO THE SUBJECT

SECOND: Council Member Williams seconded the motion.

VOTE: The motion carried unanimously (7, 0).

Such Ordinance is No. 3961 and appears in the Resolution and Ordinance records of the City of Longview.

IX. Items of Community Interest

Council Member Sims: Mr. Mayor you and I need to work over the next five months to get a lot done because after that we are both going to be gone.

Council Member Smith: Chief Bishop I wanted to commend one of your officers. He has increased his crime watch by fifty percent.

Council Member Williams: Friday, January 9, 2015 at 7:00 p.m. will be the Young Dreamers Scholarship Award Banquet; Friday, January 16, 2015 at 7:00 p.m. will be Jazz Night with George Faber and Friends; Saturday, January 17, 2015 at 10:00 am will be the MLK Parade, at 12:00 p.m. until 3:00 p.m. will be the Community Festival, and at 6:30 p.m. will be the Humanitarian Award Ceremony; Sunday, January 18, 2015 from 1:00 p.m. until 4:30 p.m. will be the MLK 2015 Service Project Home Fire Preparedness and at 6:30 p.m. will be the Community Worship Service; Monday, January 19, 2015 at 8:00 a.m. will be the Table of Brotherhood Breakfast, at 11:30 a.m. will be the MLK March and at 12:00 p.m. will be the MLK Memorial Service.

Council Member Manley: We are really excited. The last meeting of the Comprehensive Plan was yesterday. I want to thank the two dozen members of the community who chipped in and became part of this and all the staff members. We will be in front of Planning and Zoning to get their vote later this month. We will come before the Council for approval in March.

We have had a thirty percent increase in recycling as hoped. Kudos for that.

Today at lunch there were several women recognized at Stars Over Longview. There are some people in this community that give from their heart, their time and their money. What an impressive group of people and it is a pleasure to be a part of that and congratulations to all of them.

Council Member Allen: In your water bill there is a City activities calendar in there. This is a wonderful piece of information.

Mayor Dean: City of Longview Offices will be closed on Monday, January 19 in observance of Martin Luther King, Jr. Day.

The January 22 City Council Meeting has been moved to Tuesday, January 27 with a work session at 4:30 and Council Meeting to follow after that.

David Willard, City Manager: We want to recognize Angela Coen and our Finance Department along with Terry Miller and our Media Development department because we have won the Platinum Leadership Circle Award from the State Comptroller's office.

Council adjourned into executive session at 6:45 p.m.

X. Executive Session

A. Personnel Matters – Under Texas Government Code Section 551.074

Consider, discuss, and deliberate performance evaluations for the following:

Municipal Judge
City Secretary
City Manager
City Attorney

B. Deliberations regarding real property---Under TEXAS GOVERNMENT CODE Section 551.072 and Consultation with the City's Attorney(s)--- Under TEXAS GOVERNMENT CODE Section 551.071.

Deliberate the purchase and value of real property interests for right of way improvements in furtherance of the FM 2275 George Richey Road Extension Project located in the City of Longview, Gregg County, Texas, which acquisition is for a public purpose. Receive legal advice from the City's attorney(s) concerning legal issues regarding the acquisition of such real property interests.

City Council may reconvene in public session for action on the above items discussed in a closed meeting or executive session.

Council re-adjourned into open session at 8:05 p.m.

XI. Additional Action Items

A. Consider a Resolution authorizing city staff to acquire right-of-way parcel 6, either by agreement or by using eminent domain to

condemn said parcel, all in furtherance of the FM 2275 Road Extension Project –

Rolin McPhee, P. E., Director of Public Works requested the Council consider a Resolution authorizing city staff to acquire Parcel 6 by eminent domain as is required to complete the FM 2275 Road Extension Project.

I'd like to ask that you make and approve the following motion:

"I move that the City of Longview authorize the use of the power of eminent domain to acquire certain property in the Delores Sanchez Survey, Abstract 186, City of Longview, Gregg County, Texas, said property being a parcel of land consisting of approximately 1.7862 acres (Parcel 6), being a portion of the same tract of land which was called 6.71 acres and conveyed from Bob Cippele, Jr. and wife, Cheryl Cippele to Kathryn Jean Ogden, by an instrument of record in Clerks File #201201029, Gregg County Official Public Records (GCOPR), said approximately 1.7862 acres (Parcel 6) being more particularly described in Attachment A of the Resolution before you tonight, for the purpose of constructing both a public roadway extending FM 2275 and certain associated improvements, including without limitation, public drainage improvements, public sanitary sewer improvements and public water pipeline improvements."

MOTION: Council Member Manley made that motion and the following Resolution be approved:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONGVIEW, TEXAS, DETERMINING A PUBLIC NECESSITY TO ACQUIRE CERTAIN PROPERTY IN THE DELORES SANCHEZ SURVEY, A-186, CITY OF LONGVIEW, GREGG COUNTY, TEXAS, SAID PROPERTY CONSISTING OF A PARCEL OF LAND CONSISTING OF APPROXIMATELY 1.7862 ACRES (PARCEL 6); GIVING NOTICE OF AN OFFICIAL DETERMINATION TO ACQUIRE PROPERTY FOR THE FM 2275 GEORGE RICHEY ROAD EXTENSION PROJECT; AUTHORIZING THE ACQUISITION OF SAID PROPERTY BY EMINENT DOMAIN OR OTHERWISE; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION WAS PASSED COMPLIED WITH THE TEXAS OPEN MEETINGS ACT; MAKING OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND DECLARING AN EFFECTIVE DATE.

SECOND: Council Member Williams seconded the motion.

VOTE: The motion carried unanimously (7, 0).

Council Member Sims	Aye
Council Member Smith	Aye
Council Member Williams	Aye
Council Member Frost	Aye
Council Member Manley	Aye
Council Member Allen	Aye
Mayor Dean	Aye

Such Resolution No. 4874 and appears in the Resolution and Ordinance records of the City of Longview.

B. Consider a Resolution authorizing city staff to acquire right-of-way parcel 8, either by agreement or by using eminent domain to condemn said parcel, all in furtherance of the FM 2275 Road Extension Project –

Rolin McPhee, P. E., Director of Public Works requested the Council consider a resolution authorizing city staff to acquire Parcel 8 by eminent domain as is required to complete the FM 2275 Road Extension Project.

I'd like to ask that you make and approve the following motion:

"I move that the City of Longview authorize the use of the power of eminent domain to acquire certain property in the Delores Sanchez Survey, Abstract 186, City of Longview, Gregg County, Texas, said property being a parcel of land consisting of approximately 0.0705 of an acre (Parcel 8), being a portion of the same tract of land which was called 10.91 acres and conveyed from Benette S. Cippele, a single woman, to Jack M. Redfearn and wife, Patsy W. Redfearn, by an instrument of record in Clerks File #201110199, Gregg County Official Public Records (GCOPR), said approximately 0.0705 of an acre (Parcel 8) being more particularly described in Attachment A of the resolution before you tonight, for the purpose of constructing both a public roadway extending FM 2275 and certain associated improvements, including without limitation, public drainage improvements, public sanitary sewer improvements and public water pipeline improvements."

MOTION: Council Member Manley made the motion and the following Resolution be approved:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONGVIEW, TEXAS, DETERMINING A PUBLIC NECESSITY TO ACQUIRE CERTAIN PROPERTY IN THE DELORES SANCHEZ SURVEY, A-186, CITY OF LONGVIEW, GREGG COUNTY, TEXAS, SAID PROPERTY CONSISTING OF A PARCEL OF LAND CONSISTING OF APPROXIMATELY 0.0705 OF AN ACRE (PARCEL 8); GIVING NOTICE OF AN OFFICIAL DETERMINATION TO ACQUIRE PROPERTY FOR THE FM 2275 GEORGE RICHEY ROAD EXTENSION PROJECT; AUTHORIZING THE ACQUISITION OF SAID PROPERTY BY EMINENT DOMAIN OR OTHERWISE; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION WAS PASSED COMPLIED WITH THE TEXAS OPEN MEETINGS ACT; MAKING OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND DECLARING AN EFFECTIVE DATE.

SECOND: Council Member Ishihara seconded the motion.

VOTE: The motion carried unanimously (7, 0).

Council Member Sims	Aye
Council Member Smith	Aye
Council Member Williams	Aye
Council Member Frost	Aye
Council Member Manley	Aye
Council Member Allen	Aye
Mayor Dean	Aye

Such Resolution No. 4875 and appears in the Resolution and Ordinance records of the City of Longview.

XII. Adjourn

The meeting was adjourned at 8:10 p.m.

[seal]

Shelly Ballenger
City Secretary

